



# CITY OF EAU CLAIRE, WISCONSIN

## DEVELOPMENT UPDATE

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### 2014 YEAR IN REVIEW

The following summary of development activities in the city of Eau Claire is for the 2014 construction season. Figures from previous construction seasons are noted for comparison purposes. This information is provided to those interested so that they may gain a better perspective of local development trends.

#### **TOTALS**

The 2014 construction season had a total building permit valuation of \$78,403,554. The record for total valuation in a construction season was set in 2009 with \$197,605,369. Total building valuation for permits issued for each construction season for the last 14 years are as follows. The 15 year average is \$128.6 million.

2013 → \$150,649,149	2006 → \$129,068,804
2012 → \$152,778,798	2005 → \$123,586,137
2011 → \$174,779,195	2004 → \$115,455,026
2010 → \$78,381,951	2003 → \$116,926,259
2009 → \$197,605,369	2002 → \$119,365,089
2008 → \$108,891,476	2001 → \$100,461,369
2007 → \$106,977,537	2000 → \$175,551,000

The 2014 construction season saw \$27.9 million in total building valuation for residential development. The 2013 construction season had a total residential valuation of \$41.4 million. Commercial development had a combined total of \$30.7 million in building valuation in the 2014 construction season compared to \$58.8 million in 2013. Industrial development had \$5.6 million for the 2014 construction season in total building valuation compared to \$5.8 million in 2013. Other total valuations included \$12.7 million for miscellaneous projects in 2014 compared to \$44.6 million in 2013.<sup>a</sup>

The top 10 projects by valuation<sup>b</sup> based on building permits issued for the 2014 construction season were:

<i>CVTC Energy Center</i>	<i>\$9,000,000</i>
<i>Biscuit Loft Apartments</i>	<i>\$2,649,378</i>
<i>Xcel Energy Office Remodel</i>	<i>\$1,958,500</i>
<i>Bremmer Bank</i>	<i>\$1,750,000</i>
<i>CVS Pharmacy</i>	<i>\$1,536,043</i>
<i>Badger State Liquors Expansion</i>	<i>\$1,400,000</i>
<i>Chilson Subaru Service Area</i>	<i>\$1,300,000</i>
<i>Mayo Clinic HS - Luther Hospital</i>	<i>\$1,250,000</i>
<i>Mayo Clinic HS - Luther Hospital</i>	<i>\$1,200,000</i>
<i>Care Partners Assisted Living</i>	<i>\$1,100,000</i>

There were a total of 63 non-residential building permits issued in 2014 with valuations over \$100,000. This compares to 74 non-residential permits in 2013.

#### **RESIDENTIAL PROJECTS**

The 2014 construction season had an overall building valuation for residential development of \$27.9 million compared to \$41.4 million in 2013. The number of single-family dwelling units built in 2014 was 59 compared to 59 units in 2013. A dwelling breakdown of the figures for single-family, duplex, condominium, and multi-family units is provided below. Licensed residential facilities are included separately this year since they are a unique arrangement often times not containing an individual kitchen per unit.

Permits	2014	2013	2012	2011	2010	2009	2008	2007
<b>Single-family</b>	59	59	55	25	41	47	37	66
<b>Duplex</b>	2	12	40	14	16	18	12	16
<b>Condos</b>	4	2	6	0	27	26	56	21
<b>Multi-family</b>	78	214	128	71	71	48	77	92
<b>License Res.</b>	20							
<b>Total Units</b>	163	287	229	110	155	139	182	195

Total units are the actual number of dwelling units in all structures. In 2003, condo units were split-out from the multi-family category due to an increase in this dwelling type. Condos may be single-family homes, duplexes, four-units or other attached building types.

The valuation for all new residential dwellings equaled \$15.2 million compared to \$29.4 million in 2013. Valuation of all new single-family homes built in 2014 was \$10.2 million compared to \$10.8 million in 2013. Duplex development totaled \$0.7 million in valuation in 2014, compared to \$0.9 million in 2013. Condo development had a total valuation of \$0.6 million in 2014 compared to \$0.3 million in 2013. Multi-family development accounted for \$5.0<sup>c</sup> million in building valuation in 2014, compared to \$16.1 million in 2013.

The total valuation for residential additions, alterations, repairs, accessory structures, electrical, mechanical, plumbing, and pool permits amounted to \$12.6 million in 2014 compared to \$12.0 million for 2013.

Residential projects with building valuations of more than \$750,000 are listed below:

<i>Biscuit Loft Apartments</i>	<i>\$2,649,378</i>
<i>Care Partners Assisted Living</i>	<i>\$1,100,000</i>

A trend, which we continue to monitor, is the average valuation of a new single-family dwelling built during the year. The average valuation of a new single-family home for the past fourteen years is provided below:

2014 → \$179,723	2007 → \$184,896
2013 → \$182,791	2006 → \$167,802
2012 → \$148,748	2005 → \$160,742
2011 → \$160,111	2004 → \$152,645
2010 → \$170,035	2003 → \$151,436
2009 → \$178,871	2002 → \$152,286
2008 → \$156,277	2001 → \$154,721

## **INDUSTRIAL PROJECTS**

Total building valuation for industrial projects started in 2014 was \$5.6 million. This compares to \$5.8 million in building valuation for 2013. New building construction for 2014 was \$0.4 compared to \$0.9 million for 2013. Additions, alterations, repairs, accessory structures permits accounted for \$5.2 million of the building valuation for industrial projects in 2014, compared to \$5.0 million in 2013. There were two industrial projects which had a project valuation greater than \$750,000:

<i>Xcel Energy Office Remodel</i>	<i>\$1,958,500</i>
<i>Five Star Plastics Expansion</i>	<i>\$822,000</i>

## **COMMERCIAL PROJECTS**

Development for the 2014 construction season saw a total building valuation of \$30.7 million compared to \$58.8 million in 2013. New building construction accounted for \$5.4 million for 2014 compared to \$23.4 million in 2013. Additions, alterations, repairs, accessory structures, electrical, mechanical and plumbing permits accounted for \$25.3 million in building valuation in 2014 compared to \$35.4 million in 2013.

The following 2013 projects were tops in commercial building valuations exceeding \$750,000:

<i>Bremmer Bank</i>	<i>\$1,750,000</i>
<i>CVS Pharmacy</i>	<i>\$1,536,043</i>
<i>Badger State Liquors Expansion</i>	<i>\$1,400,000</i>
<i>Chilson Subaru Service Area</i>	<i>\$1,300,000</i>
<i>Mayo Clinic HS - Luther Hospital</i>	<i>\$1,250,000</i>
<i>Mayo Clinic HS - Luther Hospital</i>	<i>\$1,200,000</i>
<i>Markquart Enterprises Retail</i>	<i>\$1,000,000</i>
<i>Menards Onsite Storage Expansion</i>	<i>\$900,000</i>
<i>JAMF Software Office</i>	<i>\$980,000</i>
<i>Autozone Retail Store</i>	<i>\$855,000</i>
<i>JAMF Software Office</i>	<i>\$850,000</i>

## **MISCELLANEOUS PROJECTS**

Miscellaneous projects include government, education, religious institutions, airports, public museums, and signs. In 2014, there was \$12.7 million in total valuation, compared to \$44.6 million for 2013. There was \$0.7 million worth of new buildings for 2014, which compared to \$2.3 in 2013. Additions, alterations, repairs, accessory structures, signs, and other permits in 2014 accounted for \$12.0 million compared to \$42.3 million in 2013.

Miscellaneous projects with building valuations of more than \$750,000 are listed below:

<i>CVTC Energy Center</i>	<i>\$9,000,000</i>
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### **NOTES:**

<sup>a</sup> Many dollar figures are rounded so they may not equal totals or individual category totals.

<sup>b</sup> Valuation is included once for each fee group associated with a permit and may not reflect the total value of a project.

<sup>c</sup> Does not contain multi-family mixed-use projects. These valuations are listed under Commercial. There was one new project for 2014.